

PRIME DOWNTOWN LOCATION
TURNKEY RESTAURANT PLUS CAFE

2ND & SENECA
1191 2nd Ave, Seattle, WA 98101

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GIBRALTAR
INVESTMENT PROPERTY SOLUTIONS

1191 2ND AVE, SEATTLE, WA 98101

2ND & SENECA



Coffee/Cafe Space (Suite 140)



Potential Storefront Renovation

HIGHLIGHTS

WWW.SECONDANDSENECA.COM

- Exciting New Opportunity to lease 2nd generation Cafe and Restaurant space at the corner of 2nd & Seneca, a 22-story, Class A, 500,000 SF office high rise in the heart of Seattle's CBD
- Iconic design, impressive amenities, and prime location steps from the redeveloping waterfront, local restaurants, bars, businesses, arts and entertainment that make Seattle unique
- New Landlord is seeking "best in class" operator
- Office space currently anchored by Lululemon and UBER
- Designed by Graham Baba Architects, Ownership will be making substantial renovations to the Building's amenity spaces, further cementing its status as the premier downtown address.
- Building parking available
- Easily accessible via car, bus, train, bike, or ferry



100

TRANSIT SCORE



99

WALK SCORE



81

BIKE SCORE



7178,696

TOTAL POPULATION



106,780

TOTAL HOUSEHOLDS



\$103,872

MEDIAN INCOME

* Estimated 2024 Demographics based on a 2-mile radius

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AVAILABLE SPACES

SUITE	SIZE (SF)	NNN	LEASE RATE	DESCRIPTION
Suite 110	1,471 SF	\$11.79	\$30.00 SF/yr	Turn-key, built-out restaurant space ideal for quick-serve concepts, this rare opportunity features built-in salad bar/cold hold station, built in soup hold and hot hold at the service counter, and non-vented 6' type 1 hood. Fully outfitted with top-end equipment, bring your concept, plug it in, and go. Features dual entry (direct lobby and 2nd Ave entries). Equipment list is available.
Suite 140	1,823 SF	\$11.79	\$30.00 SF/yr	Light-filled coffee/cafe space with great street frontage at the corner of 2nd Avenue and Seneca Street. Formerly built out as a Starbucks. Landlord is offering a "turn-key" cafe build out for qualified operators (tenant just brings FF&E). Features dedicated outdoor patio area and refreshed lobby and building exterior.

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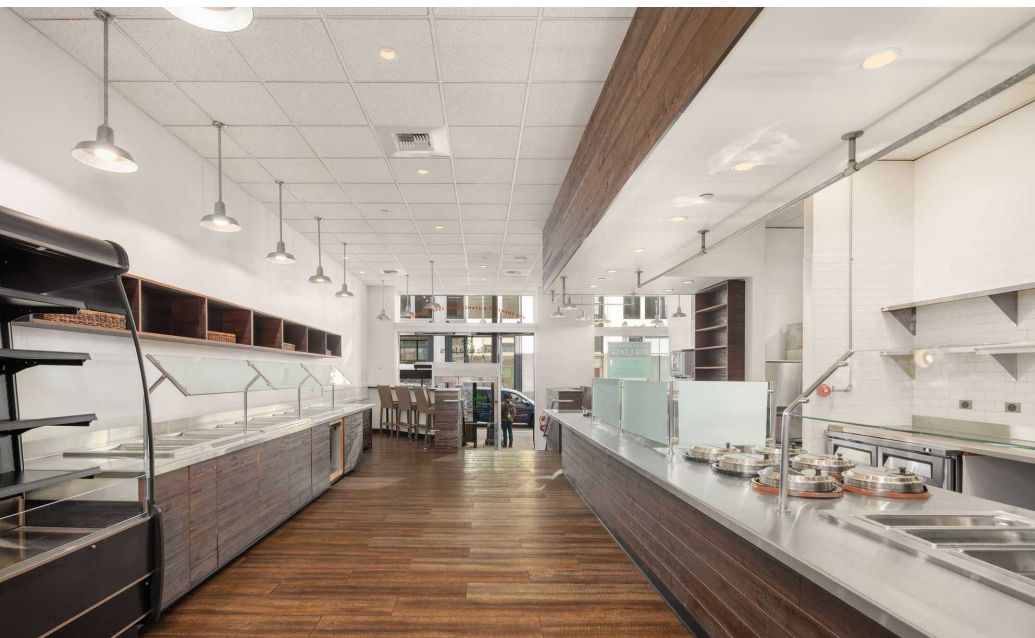
2ND & SENECA



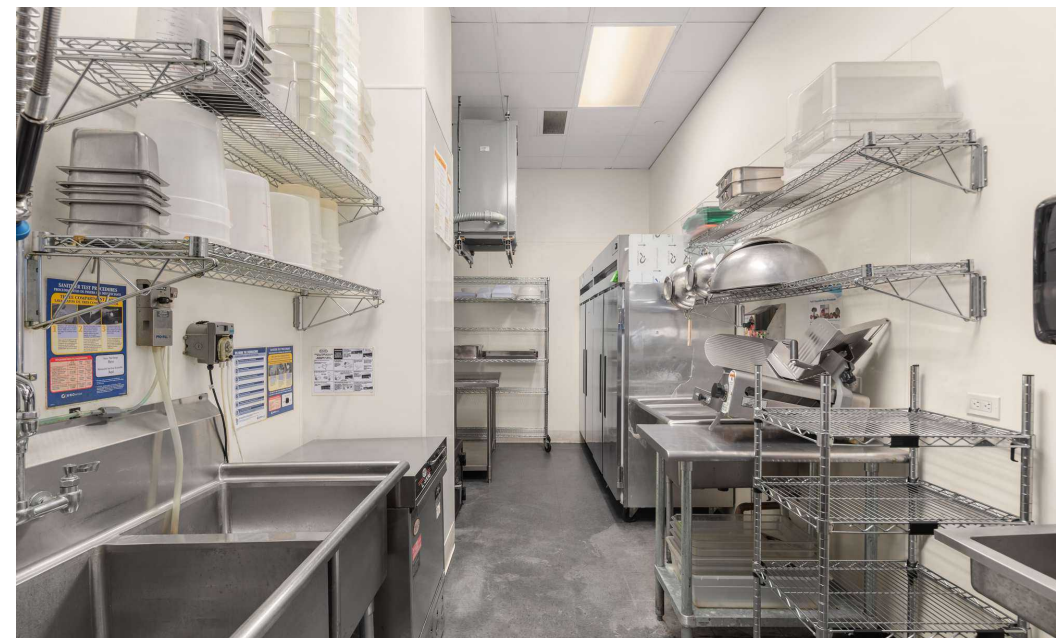
Suite 110



Suite 110

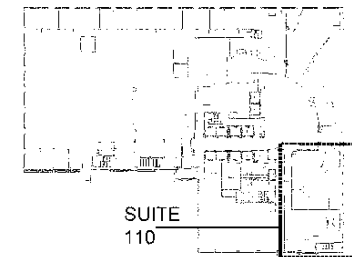
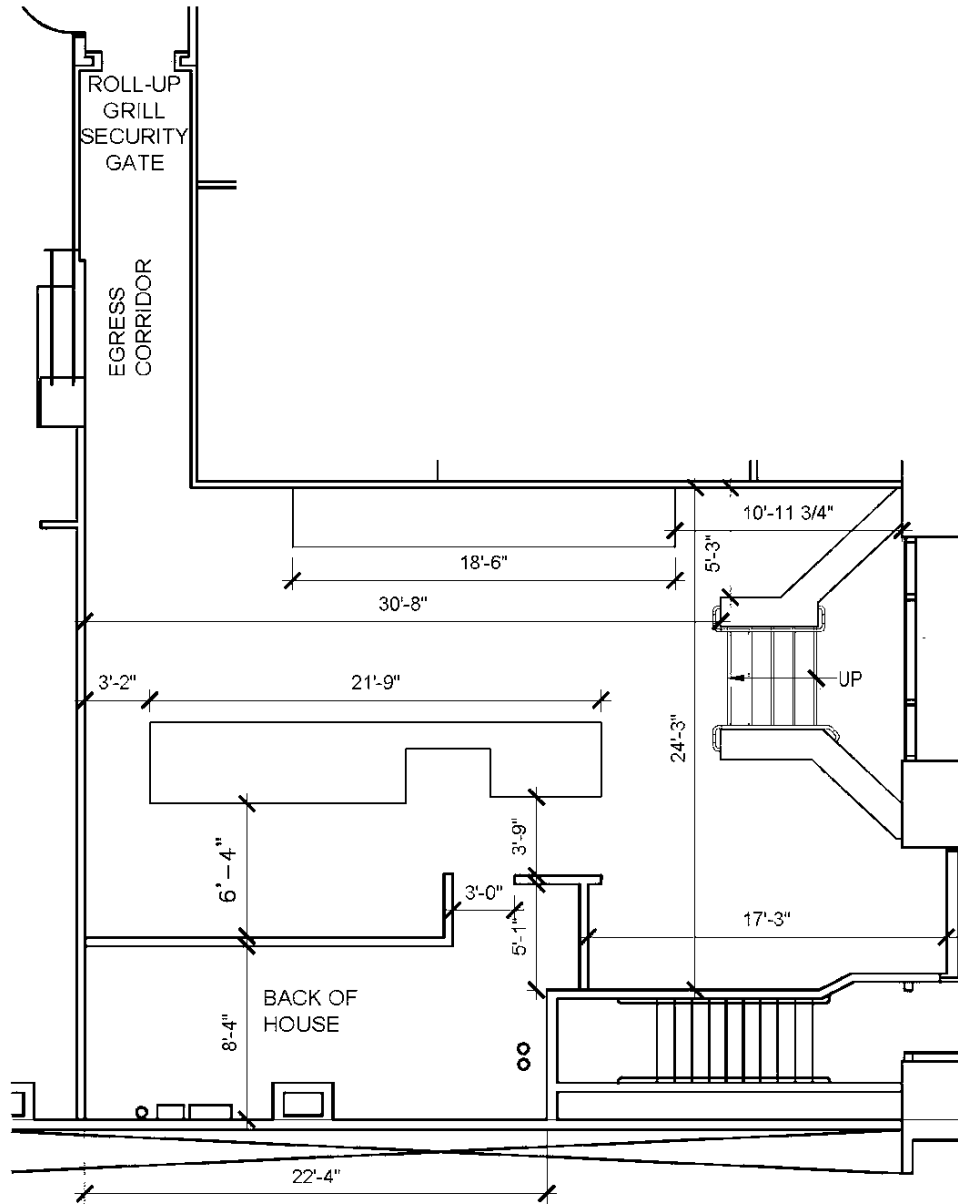


Suite 110



Suite 110

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KEY PLAN



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Suite 140



Suite 140

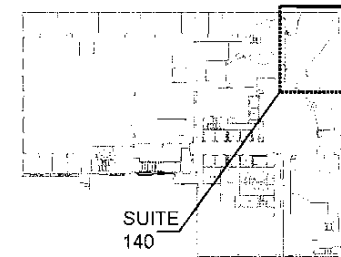
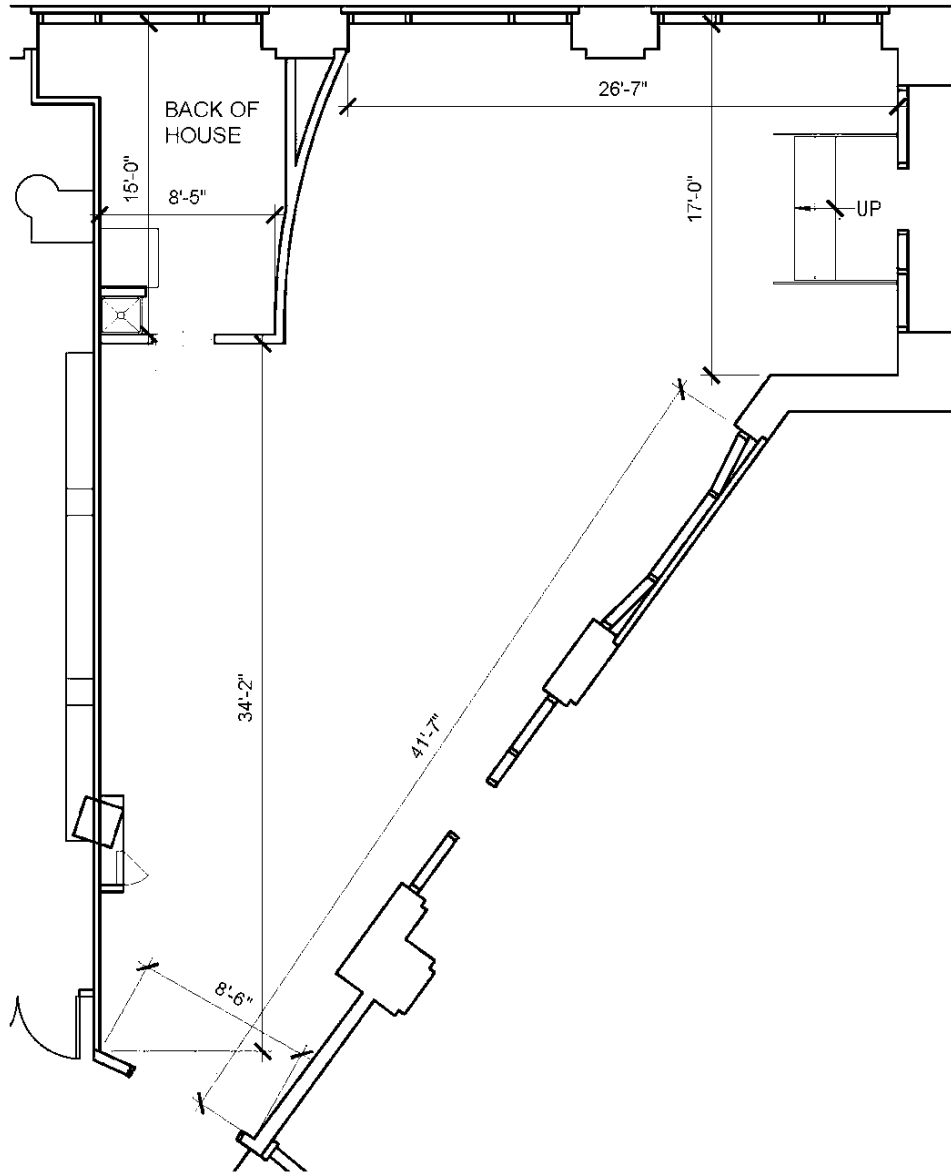


Suite 140



Suite 140

2ND & SENECA



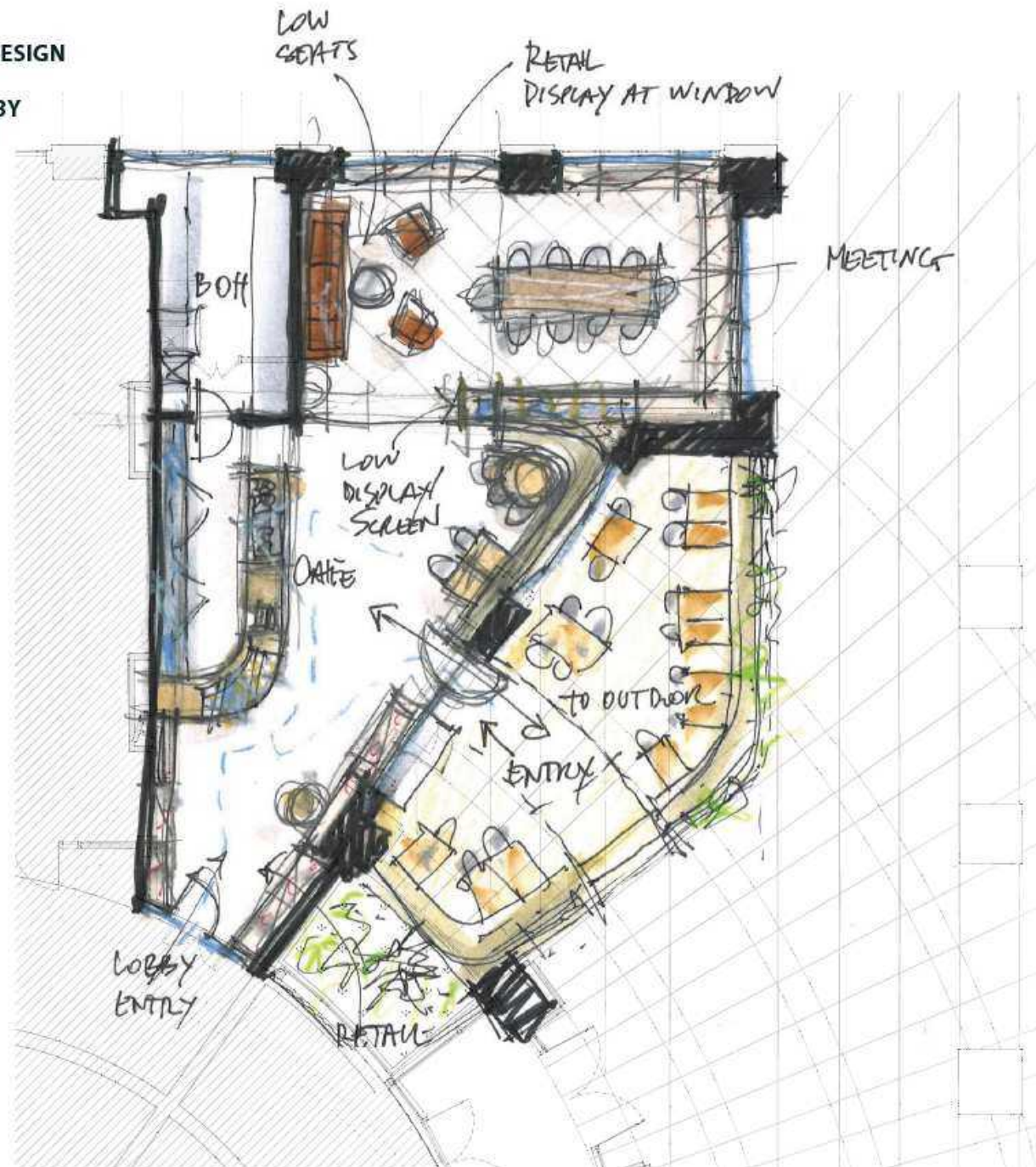
KEY PLAN



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SUITE 140 -
PLANNED DESIGN
AND
BUILDOUT BY
LANDLORD



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SECOND & SENECA
1191 Second Ave



STEPS FROM BENAROYA HALL AND SAM



WALKING DISTANCE FROM THE WATERFRONT



EASILY ACCESSIBLE FROM I-5 AND 99



FINE DINING AND ENTERTAINMENT



4,000 + HOTEL ROOMS WITHIN 3 BLOCKS